

***Village of Barrington
Plan Commission
Minutes***

Date: March 23, 2004

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Anna Bush, Chair
Curt Larsen, Vice Chair
Steve Morrissey
Bhagwant Sidhu
Harry Burroughs
Steve Mack

Staff Members: Jeff O'Brien, Acting Senior Planner
Erin Emerick, Recording Secretary

Call to Order

Ms. Bush called the meeting to order at 7:00 p.m.

Roll call noted the following: Anna Bush, Chairperson, present; Curt Larsen, Vice Chair, present; Bhagwant Sidhu, absent; Harry Burroughs, present; Steve Mack, present; John Rometty, absent; Steve Morrissey, present.

There being a quorum, the meeting proceeded.

Ms. Bush announced the order of the petitions and the procedure.

New Business

PC 04-02 Barrington Commerce Center, LLC (1525 South Grove Avenue)

Petitioners: Evan Harris, Barrington Commerce Center; Dan Frommeyer, attorney

Mr. Frommeyer introduced himself and other persons speaking about the property.

Ms. Bush asked if anyone from the public would like to speak on the petition. Ms. Bush swore in all persons speaking on the petition.

Ms. Bush asked if petitioner had the certified mail receipts.

Mr. O'Brien said yes, the Staff had received them.

Mr. Frommeyer stated it is 7.087 acre parcel, contiguous to post office. Common address is 1525 Grove Ave. To the North is the post office and Park Barrington, S is Grove offices (zoned OR), E is unincorporated Cook County, and W is vacant land, zoned OR. Development is proposal of 4 condominium offices. Stated each building will be approximately 12 units. Proposal meets all zoning requirements except minor exception for parking. Staff is recommending that Board approves that exception. They meet all parking and zoning requirements otherwise. Stated that as Board evaluates proposal, he would suggest that this is a proposal that warrants approval because all requirements have been met, except parking, and is reasonable use of property. The petitioners have met with Park Barrington

residents twice- everyone at meeting indicated they were satisfied with proposal. Has not received any negative comments about project. Says it is due to Mr. Harris and his respect for Park Barrington, neighbors, etc. It helps clear up easement situation with the post office. Said they have revised draft.

Mr. O'Brien said they did not have revised draft yet.

Mr. Frommeyer said just the semantics have changed and there is a more clear definition of the existing driveway. Finally, this should be approved because this property is subject to Ordinance 1777. Will see that this use is much more reasonable for neighbors and village, and will clear up zoning situation.

Mr. Larsen asked if they had an easel to display the presentation.

Mr. Harris thanked the Commission for opportunity. It is office research center- 4 buildings on 7 acre site. Will be condominium office building. Each building has separate Condominium Association, there is a master Condominium Association that is responsible for grounds – snow removal, lawn maintenance, parking. They have divided the 4 buildings with adequate parking for the 4 buildings- 277 cars total in parking lot. There is curbing and there are islands that are landscaped throughout the site, trees and bushes, have met with landscape architect who has reviewed it, with one exception- one type of tree that petitioners presented (locust)- landscape architect recommends they not use that tree, and petitioners will substitute that. They are 2 story buildings with center entry foyer, one building with lower level office area. Total of 92,390 sq feet of office, total floor area not to exceed 35 percent, their total floor area is 29.9 percent, under the maximum. Total open space required is 50 percent and they are providing 50.2 percent. Building setbacks- front yard requirement is 75 feet, they have 110 feet. Side yard requirement is 20 feet, they have 35 feet. Rear yard requirement is 35 feet, they have 35 feet. Residential transition (Park Barrington to closest building) requirement is 75 feet, they have 103 feet. Said these are current zoning requirements for Barrington- zoning ordinance that applies to property are less than this, they have put complex together at current zoning. There is ordinance 1777 that is less stringent than what they are offering. Also have 2 retention ponds – one is between Park Barrington and office building to North. Also one on front on Grove Avenue. All water on site goes to detention pond and then goes on to further west. When it rains, place for water to go, release it downstream at a reduced rate.

Mr. Larsen asked if each detention pond drained separately into storm sewer or if they go through detention pond on Grove Avenue before they go into storm water sewer.

Ms. Bush swore in Mr. Jason Doland, engineer.

Mr. Doland said that there is one outlet that goes to East right-of-way line of Grove Ave.

Mr. Larsen said detention in Northeast flows into detention pond-

Mr. Dolan said no, piping connects but they don't flow into each other- they are isolated from each other until they are bypassed by a pipe.

Mr. Harris said there is current road shared with US post office, road will remain, they will widen entrance, 24 foot road will allow traffic for post office and traffic for their project. They have done traffic study, traffic engineer said that it will not add major traffic to area. One major thing happening at this intersection is a traffic light going up at Grove Avenue and Route 68. Major increase would be 8-9am and 4-5pm.

Mr. Larsen asked about creating increased traffic on S Summit- about how many additional cars from 7:30-9am and 4-6 pm.

Mr. Harris said it will increase 10 cars because of traffic light (cut through traffic).

Mr. Larsen said traffic will be coming off of Dundee and Cornell.

Mr. Harris said Cornell will share the traffic. Majority of traffic will be using Dundee (65%), with 35% using Cornell or Summit. Landscape they have provided with detention ponds- planned on using native grasses, broad leafed, low growing- will act as filter. Help capture silt and sediment and helps maintain wildlife in area. Doesn't have to be mowed often.

Mr. Larsen asked about depth of detention ponds.

Mr. Doland said in high water times will be 5 feet.

Mr. Larsen said one issue they've always had is that the possibility of youngsters getting near ponds; generally have them plateaued. Asked if they were plateaued or straight banked down.

Mr. Doland said they are straight banked down. This is a year round water source. There is a safety shelf.

Mr. Harris stated those are usually ponds deeper than 5 feet that cause that problem.

Mr. Larsen said that is improvement over fencing they used to do.

Mr. Harris said the grass is a key to it. Stated the building they propose- 4 buildings are all a little different in size, vary from 18000 sq feet to 25000 sq feet. They are brick, stone, stucco and roofs are pyro glass shingles. Low maintenance buildings. Offices range from 1700-2000 sq feet. Market will be small businesses- 4-5 employees per building. Condominium Association will maintain exteriors at high standard- master association has responsibility to make repairs.

Ms. Bush asked about 1st building- will basement be English basement, can you walk out on the backside, will it be a true basement? Will there be offices in there?

Mr. Harris said it is exposed lower level and there will be offices down there.

Ms. Bush said that building actually has 3 stories then, you just can't see them.

Mr. Harris said there are no doors to walk out other than fire exit.

Mr. Mack asked about East elevation- unincorporated vacant parcel- is that a buffer between project's land and Beese Park? How big is buffer?

Mr. Harris said between 700-750 feet. Showed there are 10 vacant acres unincorporated that front Route 68, which are adjacent to school. There is no path from their project to Beese Park.

Mr. Morrissey asked what was provision behind having no access to park.

Mr. Harris said they are not providing any pathway to the park because of concern of cutting through for soccer games, etc. Have been asked if they would provide parking to soccer field, which might be a nice idea for neighbors, but it would be up to Condominium Association. If they did that they probably would provide shuttle service, but this is just a consideration at this point.

Mr. Larsen asked if that side bermed as well as berming backing up to Park Barrington.

Mr. Harris said there is no berm along Park Barrington, there is detention pond. What they will do along Park Barrington they will put in Spruce trees. There is currently a fence there (100% 6 foot fence) and they will landscape on their side of the fence (12 foot spruce trees with immediate screening). Over years the screen will get larger. With retention pond, it is not easy access to get from petitioner's site to the park.

Mr. Burroughs asked about Northern edge of detention pond, said that 889 is high (upper lip), which is 4 feet higher than Park Barrington, immediately adjacent to it. That is also the lowest point of property around detention pond, if that ever got too high, it would overflow into Park Barrington.

Mr. Doland said that was addressed. Said that the Village requires them to provide for 100 year event- they have created a pond with protection for 500 year event. Said 500 year level is contained within this basin.

Mr. Burroughs asked if that was assuming that it doesn't empty at all- will hold up to 500 years of water.

Mr. Doland said yes.

Mr. Burroughs asked if there was any way of diverting that somewhere else if it did overflow.

Mr. Doland said no, it actually sheet drains off to that property, protecting the natural route. They are holding it back.

Ms. Bush asked if they could put the landscape plan back up. Asked if islands in parking lot are landscaped and what kind of landscaping it was.

Mr. Harris said low growing bushes, there are trees indicated by circles- 35-40 feet apart.

Ms. Bush asked if they also had light standards in islands.

Mr. Harris said yes, lighting plan is enclosed in packet. Bushes planned are low growing and they want small leaf trees to not plug up storm sewers. In landscape plan, mechanicals- air conditioning compressors will all be on ground, not on roof, all mechanicals on ground will be landscaped around. Also have dumpster enclosures for each building- out of sight.

Ms. Bush asked what logic was for reducing width of parking spaces from 9 feet to 8 ½.

Mr. Harris said to have more parking spaces. Says that cars getting smaller so it will not be a problem- there are still some 9 foot spots for SUVs and there are also handicapped spaces. Parking lot will be lit- in the evening some of the lights will be turned off- very little parking at night to reduce the glare. When you get away from parking lot, candle power turns to zero- there is no light cast on outside of property, Will be using rectangular flat lenses, mostly down light.

Mr. Morrissey asked if particular light fixture- was there discussion at ARC about it?

Mr. Harris said ARC accepted it; there was no discussion.

Mr. Morrissey asked about the way they have sited the buildings on parcel- is it driven by the engineering on the site?

Mr. Harris said the primary focus of location of buildings is Park Barrington. Wanted to have as much of a buffer as possible. Facing of buildings is important- visitors have frontal view of buildings. Also felt that putting detention ponds was good move so they would not interfere with Park Barrington residents' daily lives.

Mr. Morrissey said when meeting with homeowners and Park Barrington- was there discussion on Condominium Association's future interest in weekend utilization of parking lot for soccer?

Mr. Harris said they have not yet decided- it would be started from Association- personally he wouldn't do it. Other hand, will have obligation to be good neighbor- will talk to Park Barrington residents, etc.

Mr. Morrissey asked if there was total of 5 Condo assoc.

Mr. Harris said yes; one for each building and one master.

Mr. Frommeyer said there are only 2 or 3 events per year for soccer.

Mr. Larsen said if there would be parking for soccer- there will be shuttle bus- who provides this?

Mr. Harris said he would assume it would be soccer association- doesn't know if their association would do that. Said it is difficult decision.

Mr. Larsen said this has been an issue with Park Barrington for a while and recognizes the issue for Park Barrington residents. Parking is all over the streets for soccer games.

Mr. Harris said the people parking there might not want to wait for the shuttle and might go through the woods.

Ms. Bush said they've had these soccer games for so long, they've survived without parking in past, don't need it for future.

Mr. Harris said he's not that familiar with the park- he would ask if there are areas to provide additional parking.

Ms. Bush said that her office – Barrington Place- will look out at this office. They don't offer parking for the soccer at her complex, don't know if it will be necessary for Barrington Commerce Center to do so.

Mr. Morrissey asked about the supply and demand for the 47 units and the construction schedule.

Mr. Harris said construction schedule will be 3 ½ years. Reviewing other communities- this particular office is in demand- there is community in South Barrington (executive center)- started out and is sold out in 2 years.

Mr. Morrissey said there is another office condominium development going up in Lake Zurich.

Mr. Harris said there is another in Algonquin and Glen Ellen. It is very strong and good market. Said their prices are 300 dollars per sq foot, which would be \$600,000 for 2,000 sq feet unit. His company is known for quality.

Mr. Burroughs asked if they would build them all at once.

Mr. Harris said they are starting with last building (D) and will work forward- all site work will be done at same time. Showed on diagram. Said that market conditions will dictate how fast it goes but don't want to build all four at once.

Mr. Morrissey asked how the buildings were lettered.

Mr. Harris said D is furthest to rear, where they will start.

Mr. Morrissey asked if they will start August of this year.

Mr. Harris said yes.

Mr. Larsen said his concern is that as elegant as this is, they all have unisex bathrooms, finds that unpleasant. Suggests having separate bathrooms.

Mr. Harris said the person buying the building would have the opportunity to do that. If the owner requires separate bathrooms, they can put that in.

Mr. Larsen said the PC may require separate bathrooms.

Ms. Bush asked if each suite had its own bathroom.

Mr. Harris said having 2 bathrooms per unit would be good idea if you have a lot of public traffic, but with 3 or 4 people in office that may be space prohibited. His personal experience is that one bathroom is okay.

Mr. O'Brien read Staff Report:

Petitioner is proposing 4 buildings- 92,390 sq feet of office space- floor area ratio of .29, with also associated landscaping and parking areas. Access drive between post office and this property will be widened at entrance to Grove Avenue, will be 36 feet at entrance to Grove Avenue- will accommodate Left turn lane, dedicated Right turn lane, and ingress lane. Ordinance 1777- is development for offices approved in 1981- made effective by development of post office- they had amended this to allow for 168,000 feet of offices on this property with maximum height of 35 feet- these buildings are 29 feet. OR zoning district allows height up to 45 feet- these buildings will be well under village requirements. Prime storage ordinance, which Village of Barrington approved in March 2001, allows for 96,000 sq feet of storage and had 3 story building that was 35 feet. Staff has discussed with legal counsel and found that their requirements for an exception for open space are being removed from Staff Report- open space requirement has been met. Building D will be 103 feet from Park Barrington, edge of parking lot will be 100 feet from Park Barrington, village requires 75 feet. Easement modifications are technical- minor comments from post office- petitioner and post office are working together. One exception is for parking exception – technical- in Zoning Ordinance chapter 4 part 2, section 4.1-5a- requires that 9 foot stalls be used but allows 8.5 used for non-retail space, offices. States that exception must be granted for this use. Staff agrees with this exception. The property is designated as special plan area 19 by comprehensive plan- includes Grove offices and this site- since Grove offices are already developed, comprehensive plan isn't possible at this stage. Says this plan is in compliance with all standards in comprehensive plan. Staff believes use is compatible with surrounding uses, buildings are residential in nature, building height isn't maxed out, provided adequate screening at property lines to minimize negative impacts to Park Barrington. Traffic will not be excessive. This will help expedite getting light at corner of Grove and Route 68. Staff finds it is meeting all standards for plan development- recommends approval of PC 04-02 with following conditions:

- 1) 8 ½ parking stalls require exception- staff recommends approval of exception
- 2) Narrative regarding unauthorized tree removal is acceptable, provided that petitioners will replace 5% of vegetation which is not buckthorn.
- 3) Final landscaping plans shall be submitted to Village of Barrington with modifications.
- 4) Final engineering plans shall be submitted to Village of Barrington with modifications.
- 5) Tree protection plans provided to village forester.
- 6) Complete fire suppression required for all buildings.
- 7) Planting performed at appropriate seasons.

Ms. Bush opened public comment.

Ms. Sandra Brotman, 440 Park Barrington Drive, Executive committee of Park Barrington Board Concerns- residents at this time of year are usually away. Some are people whose homes are adjacent to property. Stated they have met with Mr. Harris several times and that he said there would be 6 foot berm with trees on top. Figures they received is that buildings will be 37 ½ feet high, see that there will not be much screening. Trees will grow but not in residents' lifetimes. Not concerned with the type of development he's building, but concerned about what people will see. They don't want to look out and see a black roof, want to see landscaping. Other concern is water and with it flowing back down into Park Barrington, which is lower ground. Idea of berm was appealing.

Ms. Bush asked if traffic is concern to Park Barrington

Ms. Brotman said yes, and they have voiced their concerns. Thinks that people will find access to this parking lot no matter what.

Ms. Heidi Carlini, 508 Park Barrington Way

Said that Mr. Harris had suggested a fence, said that when digging out the detention ponds, they can use dirt to make a berm, makes sense to put this up and raise tree up higher. Said homes are primary source of retirement, doesn't want water in basements.

Mr. Joe Connelly, 263 Timber Ridge, represents Barrington Chamber of Commerce

Chamber's position- endorse proposed development that has been brought forward. Believes that makeup of development will enhance economic core of Village that will benefit business and residential constituents. Potential 48 additional businesses to already zoned business area will increase work force, real estate sales, retail sales, retail sales tax revenues for village, and property tax revenues for Village of Barrington and District 220. Synergies will increase vitality of community while preserving over 50 percent open space. Chamber is aware that this project must address village's safety, traffic, aesthetic, environmental, and other important issues. Chamber sees this development as important attribute for growth and well-being of Barrington area business community.

Public Comment closed.

Mr. Harris said representative from Park Barrington was correct in saying they were going to put a berm there- as they went further with project that wasn't possible. Says they have over-engineered the pond, gone to 500 year rain. Pond itself is major interceptor of any water going to Park Barrington. If they put 6 foot berm and 12 foot trees on top, explained the angle of seeing the trees will be reduced. The buildings will be far away so angle at which you see buildings will be reduced. 12 foot trees will grow faster than taller trees put in- if you put 18-20 foot trees the roots are stunted and they grow slower. These trees they are planting will grow 12-18 inches per year. Residents will see shingles for first couple years and after that will see trees. Doesn't know if they can totally isolate their property from the park. Another point is about the school district- project is built at \$27 million of real estate. Taxes this generates is significant, major benefit will go to schools.

Mr. Larsen said they have addressed this site before relative to storage center. One consideration is berm issue backing up to Park Barrington to shield that from residents, feels there is appropriate concern from residents. Other issue he has is relative to adjacent Beese Park and soccer parking issue- every effort should be made for any incursion on residents by soccer community. It is the responsibility of the park district to provide this parking. Third issue is relative to bathrooms- if you are paying \$600,000 for condo, that should come with 2 bathrooms.

Mr. Mack said issue for Park Barrington is construction, when it will take place, the village ordinance prohibits the start of construction prior to 7 am- does it have end time?

Mr. O'Brien said he doesn't think it has an end time. Has been informed by building official that the best way to restrict construction is to put it in plan development. Gives village best ability to enforce that.

Mr. Mack asked what their schedule would require.

Mr. Harris said normal construction hours are 7 am to 8 pm, Saturdays are allowed but Sundays are not. That does not prohibit someone from working on the inside at any time. They can be cited for making a lot of noise- recent ordinances around area are 7am to 8pm. Earth moving equipment and site work is major factor- may work to 9-10pm. Site work will be quick. Weather conditions providing- would have 3 week window, 1st for earth work, 2nd for secondary grading, and 3rd for underground. The only people who work late are site crews.

Mr. Mack said they should consider as a recommendation giving residents Sunday off.

Mr. O'Brien said that prime storage ordinance said 7am-7pm M-F, 8am-6pm Saturday, and Sunday only interior.

Mr. Burroughs said his concern is detention pond on North side of property, lack of ability to put landscaping berm in there because you can't plant on sloped surface of detention pond, there is no surface left. There are sharp transitions between grading of berm and properties to Park Barrington on Northwest corner. Need more transitional space.

Ms. Bush asked if Mr. Burroughs supports a berm there.

Mr. Burroughs said grade fluctuates so much it is hard to do that. Thinks there needs to be more transitional space between edge of detention area and property line. If detention area needs to be shifted, there might be space around West side of property to increase area of detention.

Mr. Larsen asked if he was saying West end was at lower level, start with 6 foot berm on West end would graduate down to be equivalent of that on East end.

Mr. Burroughs said West end of berm is above existing grade of Park Barrington so there is 4 foot drop- not much transition- it doesn't seem to be complete.

Mr. Larsen asked if West end is higher.

Mr. Burroughs said yes, there is problem area- how do you get berm or tree or fence line there?

Mr. Larsen said they did it with prime storage- how can they do it here?

Mr. Doland said from E to W there is 9 foot elevation change, what you're getting in West half, beyond that you are creating a berm, there is 5 foot wide flat berm- 4 foot tall for Westerly half of site.

Mr. Burroughs said he doesn't see anything transitioning down to existing grade.

Mr. Doland explained the elevation changes, said there is currently a temporary retaining wall that has been existing for 20 years or so, which is why you're losing contours.

Mr. Burroughs asked if that was something they could use to plant on or put a fence on.

Mr. Doland said this grading plan was basis for landscape architect to allow him to be able to work with terrain.

Mr. Burroughs still worried about buffer for people in Park Barrington.

Mr. Morrissey said the only observation he would make is that mechanicals- siting of those for building D- suggest that East side of building D would be site for mechanicals. Would be most logical place, putting on North side would obstruct the view of condominiums. Otherwise likes project.

Ms. Bush said the way to resolve the bathrooms would be to give condominium owners option to have either 1 or 2 bathrooms.

Mr. Larsen doesn't agree- original owner may have one condition, next may have something else.

Mr. Morrissey asked if there was anything in ordinance on that issue.

Mr. O'Brien said for offices over 5 employees 2 bathrooms are required. He would caution against placing a condition on bathrooms because it will be determined by build out of spaces. Would not want to give the option and then be required to do 2 by state plumbing code, would be okay with requiring 2.

Mr. Burroughs asked Mr. O'Brien about occupancy rating for 3,000 sq foot space.

Mr. O'Brien said not sure. In a space that is 2,000 sq feet, which can have more than 5 employees, probably would be required to have 2 restrooms. Would be up to building official.

Ms. Bush said she is concerned about parking limited to this site only. Is sensitive to residents in Park Barrington, wouldn't want to encourage parking in this lot and trekking through undeveloped property. Would suggest this parking be limited to people using this particular development. Concerned about construction times- should be sensitive to that. Would like to use language used with last developer and work into this one.

Ms. Bush closed deliberations.

Mr. Larsen moved to approve PC 04-02 with recommendations of Staff excluding item #1 (open space) but add other issues. 1) provide a berm on South side of Park Barrington up to height of 6 feet along South property line subject to final engineering approval, to be worked out with developer, 2) no parking on condominium site aside from business purposes and be so posted and under jurisdiction of Barrington police department, 3) each condominium have 2 bathrooms, 4) construction times be approved the same as was approved for prime storage facility. Mr. Mack seconded.

Mr. Burroughs asked if they need to add in what the berm will be (landscaped, fenced, etc.).

Mr. Larsen said landscaped berm with 12 foot spruce trees.

Mr. Morrissey said that existing statute will cover bathroom issue formally, notwithstanding fact that condos could have successive owners. Would be careful to require it as a condition.

Mr. Larsen said he isn't concerned with that. Said if there are 5 or 6 employees, there has to be 2 bathrooms.

Roll call vote:

Morrissey- yes

Burroughs-yes

Mack-yes

Larsen- yes

Bush-yes

Motion passes: 5-0.

Ms. Bush asked where petition goes from here.

Mr. O'Brien said they will return to ARC for final approval. Petitioner is agreeable to suggestions from ARC. This will most likely be at last board meeting in April or first meeting in May.

Approval of Minutes

February 10, 2004

Mr. Mack said they couldn't approve minutes because Ms. Sidhu was not there.

Planner's Report

Mr. O'Brien stated the special meeting on March 30 was still on- submittal from Barrington Horizon Senior Living. They will have Staff Report tomorrow afternoon- 50 independent living units- age and income

restricted development- 62 years and older, seniors making up to 60% of area's mean income. They are applying for tax credits from state to make it affordable. ARC has reviewed project and recommended approval.

Mr. Larsen asked if they did not receive approval by 15 or 16 of April what would happen.

Mr. O'Brien said they would have to go to December 2004 before they can reapply for tax credits.

Mr. Larsen asked if proposal was comprehensive.

Mr. O'Brien said yes. There are a few issues regarding storm water, and other minor issues. Staff believes they are meeting large need in community.

Mr. O'Brien gave update on projects- Womberg moving forward, complete in April, Listarke development will be to Board of Trustees April 12, Cook St. Plaza- proceeding with ARC, meet with board in April, Barrington Bank and Trust submitted to PC for April 13.

Adjournment

Mr. Larsen moved to adjourn the meeting. Mr. Mack seconded the motion. Voice vote recorded all Ayes. The motion carried. The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Erin Emerick, Recording Secretary

Anna Bush, Chairperson
Plan Commission